



Essential Elements of the Norfolk Coastal Cottage

- Steep roof pitches with dormers and shallow overhangs
- Balanced window and door locations
- Paired windows
- Gable front-entrance vestibule or portico
- One-and-one-half-story maximum height
- Roof lines extending below windows at second floor, and to top of window at first floor
- Simple detailing



NORFOLK COASTAL COTTAGE



Partial elevation and wall section

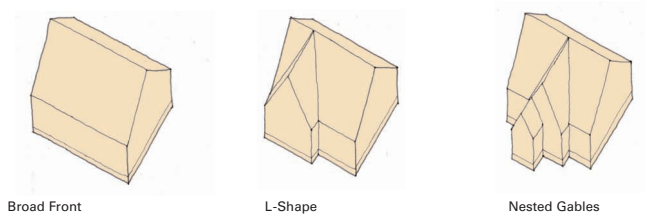
The Norfolk Coastal Cottage style developed during the post-war housing boom as a popular interpretation of the small bungalow or cottage house. This style typically has a rectangular or almost square main body with either a centered gable or gable wing facing the street. The gables facing the street may have an exaggerated vertical expression with a steeply pitched roof creating a more romantic image. Often the forms are simple with narrow trim boards and no overhang for the roofs. Entrance doors are often designed as foyers that extend out in front of the front gable.

Many simplified elements found in the English Romantic cottages are present in these houses as well. Front doors with rounded tops, shaped hoods over the front doors, slightly curved accent gables, and prominent chimneys exposed on the front facade are all hallmarks of this style. The oversized composition shingles originally used give the Norfolk Coastal Cottage its delicate scale. Most of the houses are painted white with light gray composition shingles. Porches tend to be small entry porticos using narrow, square columns with minimum base trim.

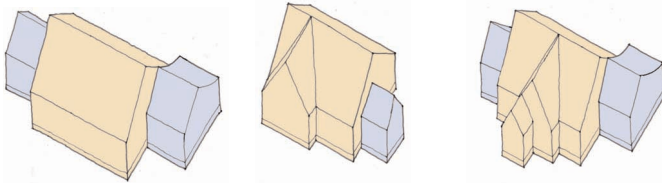


Massing & Composition

MASSING DIAGRAMS



MASSING COMBINATIONS



Massing

BROAD FRONT

Broad, side-gable rectangular volume with roof pitches ranging from 10 to 12 in 12. Dormers are typically placed in alignment with the openings of the first story. One-story shallow gable porches are often located in the center of the facade. One-story side wings are common.

L-SHAPE

One-and-one-half-story, front-facing gable with a roof pitch ranging from 8 to 16 in 12 combined with a side gable massing. Dormers are typically placed on the main body of the house in alignment with the openings of the first story. A shed roof porch is sometimes located to the side of the front gable incorporating the roof of the main body. A one-story gabled front porch located to the side of the front-facing gable is also common. Chimneys are typically nested at the intersection of the front gable and the Main Body. One-story side wings are common.

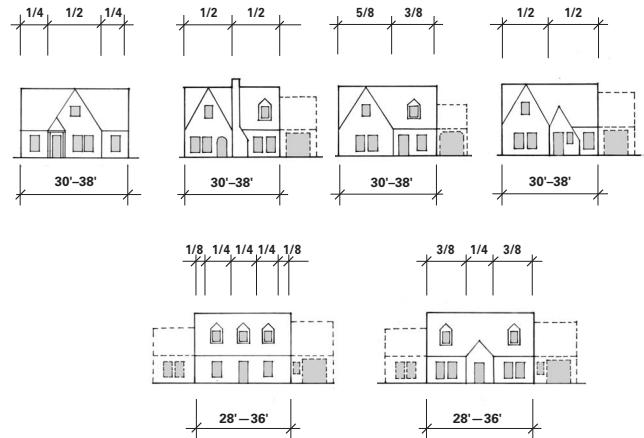
NESTED GABLES

An L-shape massing which incorporates a one-story enclosed gable entry projecting from the one-and-one-half-story front gable. The roof pitch aligns with one side of the one-and-one-half-story, front-facing gable. Usually located on either side of the larger gable, its width ranges from one-third to one-half of the width of the front-facing gable. One-story wings are common.

Combinations

Larger living spaces may be created by adding side wings to the main body. Gable dormers can be added to introduce light into an attic or half-story space. The architectural character of elements such as side wings, rear wings and ancillary structures should be consistent with the architectural character of the main body.

FACADE COMPOSITION DIAGRAMS



Facade Composition

Coastal Cottage facade composition is characterized by a simple and balanced placement of windows and doors. Paired windows are frequently used and often stand alone. Second-story windows located in a gable are usually centered above first floor windows. They can be the same size as the first floor windows but often a smaller special window shape is used. For the side gable form, entry doors are often located towards the center of the facade. The L-shaped and nested gable forms push the entry door to one side of the front gable.

Roof

The roof pitch on Norfolk Coastal Cottage houses varies from 10 in 12 to 12 in 12. For gable L and nested gable forms, the pitch on street-facing gables are 10 to 16 in 12.

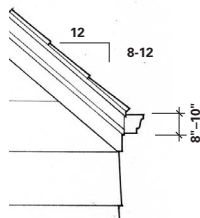
Eaves

Coastal Cottage overhangs tend to be shallow. Most have a very simple profile which consists of a 6-inch fascia board and a 3-inch decorative crown molding. Often the overhang of the crown mold is cleanly cut vertically to allow for the attachment of a gutter.

Wall

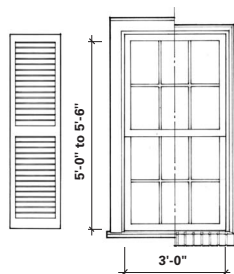
The first floor is typically set 12 to 18 inches above finished grade. The floor-to-ceiling height on the ground floor is typically 8 feet. Walls are typically framed with 8-inch lap siding or 8-inch saw-cut smooth shingle. Brick is sometimes used as cladding.

TYPICAL EAVE DETAIL

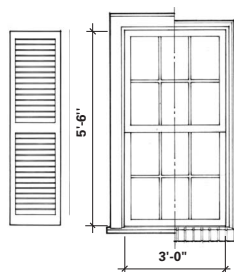


Windows & Doors

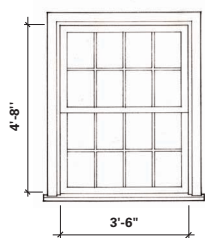
STANDARD WINDOWS



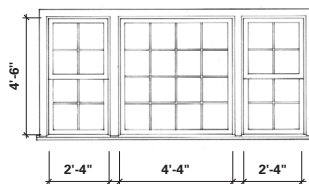
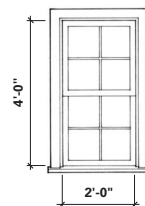
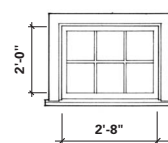
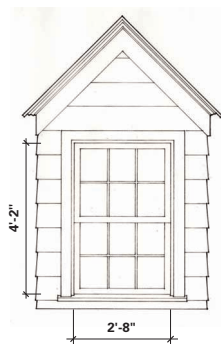
Second floor



First floor



SPECIAL WINDOWS



Standard Windows

Windows are typically vertical in proportion. Window panes are square or vertical in proportion with muntin patterns of 6 over 6 or 8 over 8. Standard windows are double-hung.

Special Windows

Special windows include a picture window flanked by narrow double-hungs windows and a wide gabled dormer. Small rectangular windows are often used as an accent in gable ends.

Shutters

Louvered shutters are encouraged. If shutters are installed, they should be sized to match the window sash and mounted with hardware to appear operable.

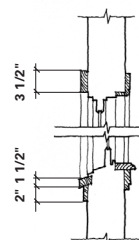
Doors

Doors are typically 2-, 6- or 8-paneled and often include a glass light at the top. Round-top doors are sometimes used in front-gabled wings.

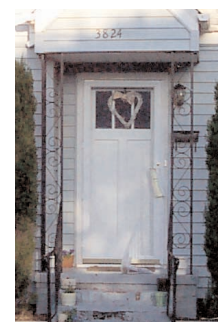
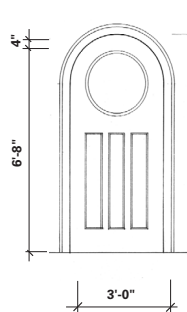
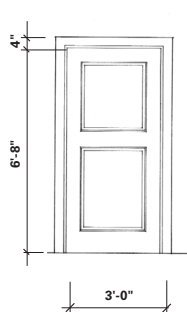
Trim

Windows and doors typically have 4-inch-wide trim, either flat or with a backband. Colonial Revival door surrounds, with pilasters and a flat entablature, are sometimes used at the front door.

DETAIL WINDOW SECTION



DOORS



Porches

Porch Roofs & Eaves

Porches with shed roofs typically have a pitch equal to or less than the pitch of the Main Body. When nested with a front-facing gable, gable front porches have a pitch which aligns with that of the front-facing gable. Otherwise, gable front porches typically have a 10 to 12 in 12 pitch. A bracketed hood entry, which projects no more than 3 feet from the facade, is often used instead of a porch.

Columns & Railings

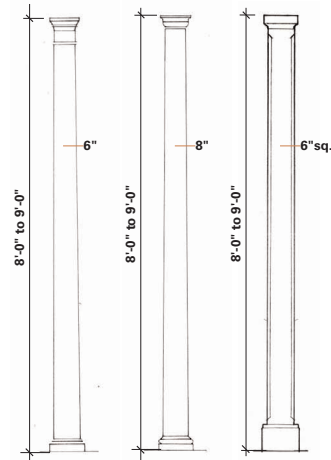
Columns include 6- and 8-inch square and round Doric columns, and 6-inch square posts. Single-story porches have 7- to 8-foot-tall columns. Gable front porches typically have only two columns with a more vertical proportion. Longer

shed roof porches typically have column bays which are more wide than narrow. Railing balusters should be square and spaced 4 inches on center.

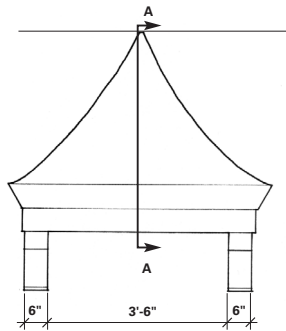
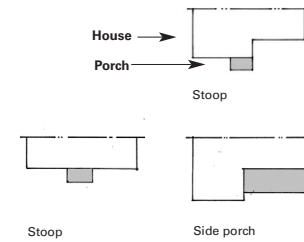
Porch Location & Massing

Smaller, single-bay entry porches with a minimum porch depth of 4 feet are encouraged on Coastal Cottages. Porches are typically centered on a side gable massing. When nested with a front-facing gable, the porch should be located to one side. Larger shed-roof porches which span the front of the main body should have a minimum porch depth of 8 feet. Porch foundations should be faced in brick.

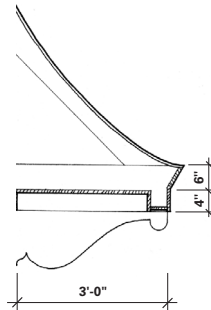
PORCH COLUMN TYPES



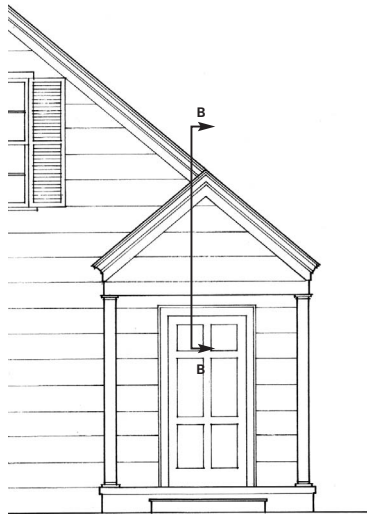
TYPICAL PORCH LOCATIONS



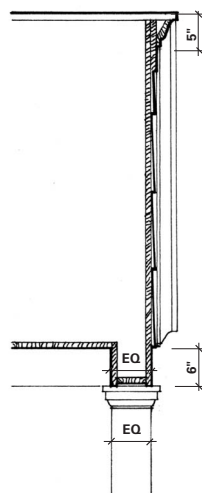
Hood elevation



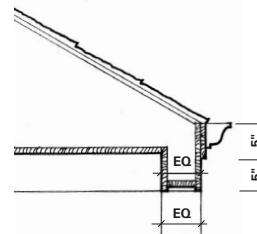
Section A-A



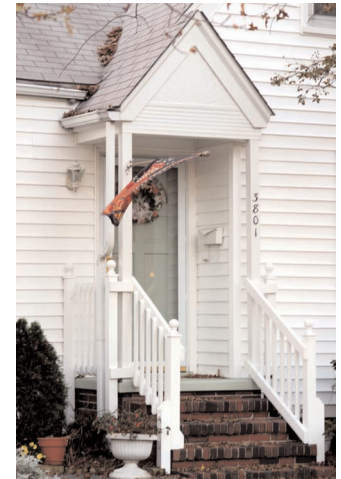
Partial porch elevation



Section B-B



Section through a shed roof porch



Materials & Applications



Roofing

- Slate (including manufactured slate products), asphalt or composition shingles

Soffits

- Smooth-finish wood, fiber-cement or composition board

Gutters & Downspouts

- Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted or prefinished metal



Windows

- Painted wood or solid cellular PVC, or clad wood or vinyl with brick veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8 inch wide)

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Shutters

- Wood or composite, sized to match window sash and mounted with hardware to appear operable



Cladding

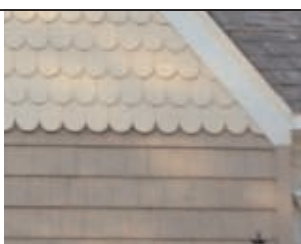
- Smooth-finish wood or fiber-cement lap siding, 6 to 8 inches exposure
- Smooth finish brick in Common bond pattern
- Painted brick
- Light sand-finish stucco

Foundations & Chimneys

- Brick veneer

Trim

- Wood, composite, cellular PVC or polyurethane millwork



Columns

- Square posts or thin round tapered columns with Classical details in wood, fiberglass or composite material

Railings

- Milled wood top and bottom rails with turned or square balusters

Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood



Front Yard Fences

- Wood picket

Lighting

- Porch ceiling or wall-mounted coach light



Gallery of Examples

